



**Tina Cohen, Certified Arborist**

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July 7, 2017

Elizabeth Powers  
2213 NW 63rd Street  
Seattle WA 98107

**Arborist Services Project**      **Leyland Cypress Protection During Development Activities - updated 7/7/17**  
**3026968**

Address:      9-unit Rowhouse, 2203 NW 63rd St, Seattle 98107

Site visit:      June 27, 2017

Dear Ms. Powers:

On June 27th we met to discuss the impacts from the proposed development at 2203 NW 63rd, adjacent to your property to the east. The concern is protecting the north-south row of nine Leyland cypresses, *Cupressocyparis leylandii*, that are designed EXCEPTIONAL according to the Director's Rule 16-2008. Please see the photos in my previous original report dated June 30th.

**UPDATE and response to the new arborist report:**

On July 7th I received the applicant's arborist new report dated 6/20/17. It successfully addresses most of my concerns regarding the Leylands.

**Design:** The new plan shifts the dumpsters south of tree L (the most south of the row), which is a much better location and reduces impact.

**Tree Protection Zone (TPZ) problems:** The TPZs listed in the arborist's report are NOT the same as on the most recent site plan A1.00 (dated 1/12/17 but obviously more recent, with a large bubble labeled Arborist Notes). I urge you to have the plans redrawn to be consistent with the TPZs in the report.

Actual scale plans were not available for my review. I determined the plan's TPZ dimensions by comparing it to the listed measurements.

**Canopy Pruning:** Due to past extreme pruning, the remaining canopy barely extends 10 feet onto the development side. And it's located approximately 30 feet up. The distance from the property line to the closest unit will be 18 or 19 feet (different on each plan). I doubt pruning will be needed.

**Utility Locations:** The utility plan was not available. If utilities must be installed within the TPZ, then specify boring or 'jacking' beneath the roots.



### **ACTION NEEDED:**

**We ask Seattle Department of Construction and Inspection (SDCI) to enforce a zone of no excavation (tree protection zone) for a minimum 15 feet from the trunks.** However the encroachment near the south trees is acceptable assuming arborist participation.

**The TPZ needs to be consistent with the arborist's report.** It must be shown to scale and the dimensions printed on the plans for clarity.

**Add the special instructions from the report to the bubbled list on the site plan.** The developer's arborist specifies supervision and root pruning during demo of the two structures near the south four trees.

He specifies: "The existing garage with foundation to the east of the tree is a barrier to the tree roots, although there is 2 ft. space between existing garage foundation located 7 ft. south of Tree #K. This amount of disturbance is acceptable, *as long as a certified arborist supervises all excavation within the drip line, and performs the proper root pruning.*

**A certified arborist is required during any excavation within the tree's dripline;** the arborist will properly root prune the tree's roots, ensuring that they are not torn or damaged. If the roots are severed cleanly without damage and kept moist until back-fill then any disturbed roots have a very good probability of re-growing and the tree can remain healthy."

**Locate underground utilities outside of the TPZ.** If this isn't possible, install the lines by boring beneath the roots.

**Compliance and monitoring.** The plans need to indicate the name of the on-site person to supervise incursions into the TPZ, and contact information. Also ask the contractor to inform the owner Lisa Powers of the schedule. Her number is 206-214-6914.

### **Conclusion**

The new report is very encouraging, however the information needs to be accurately indicated on the plans. Arborist supervision must be a requirement, not just a suggestion on paper. Please contact me if you have any questions.

Respectfully submitted,



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PNW ISA Certified Tree Risk Assessor #194

### **Limits**

Unless expressed otherwise (1) information contained in this report covers only those items that were examined and reflects the condition of those items at the time of inspection, and (2) the inspection is limited to visual examination of accessible items without further dissection, excavation, probing, or coring.

Loss or alteration of any part of a report invalidates the entire report. There is no warranty or guarantee expressed or implied, that problems or deficiencies of the trees in question may not arise in the future.

The report and conclusions expressed herein represent the opinion of Tina Cohen d/b/a Northwest Arborvitae. Our fee is no way contingent upon any specified value, a result or occurrence of a subsequent event, or upon any finding to be reported.

